

**Proposed Industrial Streamlining Ordinance, Phase II
October 2008**

Industrial Streamlining			
Use or Development Regulation	Existing Requirements	Proposed Requirements	Applicable Zoning Ordinance Sections
CIC Combined Industrial/Commercial Zoning District	<ul style="list-style-type: none"> Not an enumerated zoning district. 	<ul style="list-style-type: none"> Create a CIC Combined Industrial/Commercial Zoning District with use regulations that align with the General Plan's description of Combined Industrial/Commercial and establish the CIC district as a <i>conforming district</i> with the Combined Industrial Commercial General Plan designation. Establish use regulations that include a compatible mixture of commercial, office, and industrial uses of the CG Commercial General, IP Industrial Park, and LI Light Industrial Districts. Establish development regulations similar to that of the IP Industrial Park District. 	<ul style="list-style-type: none"> Amend Section 20.50.100 Amend Section 20.50.200
"CM" permit requirement	<ul style="list-style-type: none"> CM denotes uses allowed with a Conditional Use Permit on properties with <u>Mixed Industrial Overlay</u>, as designated by the General Plan. 	<ul style="list-style-type: none"> Change from "CM" to "C^{GP}." C^{GP} denotes uses allowed with a Conditional Use Permit on properties designated <u>Mixed Industrial Overlay or Combined Industrial/Commercial</u>, as designated by the General Plan. 	<ul style="list-style-type: none"> Amend Section 20.50.100
Laboratory, medium manufacturing and assembly, and warehouse	<ul style="list-style-type: none"> Allowed with a Special Use Permit in IP Industrial Park District. 	<ul style="list-style-type: none"> Allow as a permitted use in IP Industrial Park District. 	<ul style="list-style-type: none"> Amend Section 20.50.100
Offices, research and development	<ul style="list-style-type: none"> Not an enumerated use. 	<ul style="list-style-type: none"> Enumerate as a permitted use in the CIC Combined Industrial/Commercial and IP Industrial Park Districts. Parking: 1 space per 300 s.f. 	<ul style="list-style-type: none"> Amend Section 20.50.100 Amend Section 20.90.060

Industrial Streamlining (continued)			
Use or Development Regulation	Existing Requirements	Proposed Requirements	Applicable Zoning Ordinance Sections
Warehouse retail	<ul style="list-style-type: none"> ▪ Not an enumerated use. 	<ul style="list-style-type: none"> ▪ Enumerate and allow with a Special Use Permit in IP Industrial Park, LI Light Industrial, and HI Heavy Industrial Districts, subject to specific requirements: ▪ Minimum 10,000 s.f. of floor area, with minimum 90% floor area devoted to retail display of large items (e.g., furniture, appliances and machinery). ▪ Parking: Minimum 1 space per 2,000 s.f. of floor area, plus 1 per company vehicle; Maximum 1 space per 250 s.f. 	<ul style="list-style-type: none"> ▪ Amend Section 20.50.100 ▪ Add Section 20.50.130 ▪ Amend Section 20.90.060
Mortuary without funeral services	<ul style="list-style-type: none"> ▪ Not an enumerated use in Industrial Districts. 	<ul style="list-style-type: none"> ▪ Enumerate as a permitted use in LI Light Industrial and HI Heavy Industrial Districts. 	<ul style="list-style-type: none"> ▪ Amend Section 20.50.100 ▪ Amend Section 20.90.060
Crematory	<ul style="list-style-type: none"> ▪ Allowed with a Conditional Use Permit in LI Light Industrial District with Mixed Industrial Overlay, as designated by the General Plan, and in HI Heavy Industrial District. 	<ul style="list-style-type: none"> ▪ Allow with a Conditional Use Permit in LI Light Industrial District and in the HI Heavy Industrial District. 	<ul style="list-style-type: none"> ▪ Amend Section 20.50.100
Day care center	<ul style="list-style-type: none"> ▪ Allowed with a Conditional Use Permit in IP Industrial Park, LI Light Industrial and HI Heavy Industrial Districts with Mixed Industrial Overlay, as designated by the General Plan. 	<ul style="list-style-type: none"> ▪ Eliminate day care center as a Conditional Use in the HI Heavy Industrial District with the Mixed Industrial Overlay. 	<ul style="list-style-type: none"> ▪ Amend Section 20.50.100
Above-ground storage tanks	<ul style="list-style-type: none"> ▪ Allowed with a Site Development Permit. 	<ul style="list-style-type: none"> ▪ Allow storage tanks 2,000 gallons or less with a Permit Adjustment. 	<ul style="list-style-type: none"> ▪ Amend Section 20.100.500